

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode 156 Aitken Street, Williamstown Vic 3016

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,300,000

#### Median sale price

Median price \$1,535,000 House  Unit  Suburb Williamstown

Period - From 01/04/2017 to 31/03/2018 Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

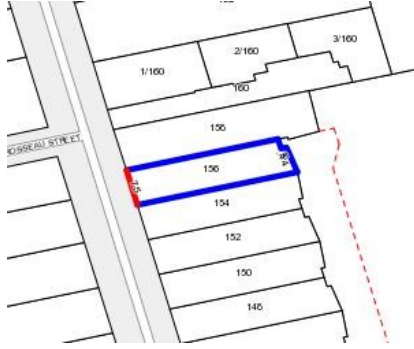
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/24 Esplanade WILLIAMSTOWN 3016	\$1,300,000	06/03/2018
2	3/52 Thompson St WILLIAMSTOWN 3016	\$1,050,000	06/01/2018
3	4/74 Kororoit Creek Rd WILLIAMSTOWN NORTH 3016	\$952,000	07/04/2018

OR

B\* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

156 Aitken Street, Williamstown Vic 3016



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,300,000  
**Median House Price**  
Year ending March 2018: \$1,535,000

## Comparable Properties

**3/24 Esplanade WILLIAMSTOWN 3016 (REI)** [Agent Comments](#)



**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 06/03/2018  
**Rooms:** 4  
**Property Type:** Townhouse (Res)



**3/52 Thompson St WILLIAMSTOWN 3016 (REI)** [Agent Comments](#)



**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 06/01/2018  
**Rooms:** 6  
**Property Type:** Townhouse (Res)

**4/74 Kororoit Creek Rd WILLIAMSTOWN NORTH 3016 (REI)** [Agent Comments](#)



**Price:** \$952,000  
**Method:** Auction Sale  
**Date:** 07/04/2018  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 204 sqm approx